



**PRESERVATION GRANT  
HISTORIC REVIEW BOARD  
March 16, 2018**

**FILE NO.:** PG 18-01 Preservation Grant

**APPLICANT/  
PROPERTY OWNER:** Jacob Tenney  
810 JQ Adams St.  
Oregon City, Oregon 97045

**LOCATION:** 810 JQ Adams St.  
Oregon City, Oregon 97045

**REQUEST:** The applicant has rebuilt a portion of the front porch and would like to modify the project to improve water drainage to improve longevity of the project. The home is a designated structure known as the Joseph and Venna Locke House.

**REVIEWER:** Kelly Reid, AICP, Planner  
Christina Robertson-Gardiner, AICP, Senior Planner

**RECOMMENDATION:** Staff Recommends Conditional Approval of PG 18-01

IF YOU HAVE ANY QUESTIONS ABOUT THIS DECISION, PLEASE CONTACT THE PLANNING DIVISION OFFICE AT (503) 722-3789.

**Grant Proposal:**

The applicant is seeking a grant of \$752.50 to replace materials on the front porch decking to improve water drainage. The work would replace the boards and create 1/8" gaps between them to allow water to drain. The existing porch floor is not sloped, as many historic porches are, to allow drainage. The applicant has indicated that to change the slope of the floor would be too costly and that adding narrow gaps is the least costly way to improve drainage.

The bid submitted does not specify materials proposed, but does indicate that the new flooring would be installed, primed, and painted.

The applicant's contractor has indicated that the gaps would be imperceptible while still allowing for water to drain off the porch, thereby ensuring the long-term survival of the house.

While this request does not fall within the normal Preservation Grant requests, staff felt that the intent and approach warranted a review by the Historic Review Board.

- If the Board feels that this request meets the goals and purpose of the grant program and the proposed design results in a porch that remains compatible with the historic house, staff recommends the Historic Review Board approve this application.
- If the Board determined that the request does not meet the intent of the grant or creates a design that is not compatible with the historic house, the Board should deny the request and provide specific findings to staff as guidance for future applicants.



Figure 1. Vicinity Map



Figure 2. Front facade



Figure 3. Porch materials to be replaced. The current design does not allow water to drain.

**Project Bids**

The applicant submitted one bid:

- \$1505 from Rocky's Painting and Construction LLC

The applicant's reason for submitting only one estimate is the following:

*Per my application, the project in consideration is the second phase of a porch repair. The first repair was done in January 2018, and unfortunately needs additional work to correct a new standing water problem. We would like to use the same contractor who did our first repair since they are already familiar with the porch and the new problem. They are also providing a discount for the re-work. This is the reason for supplying only one estimate.*

**Grant Funding:**

Applicants are limited to \$3,000 of grant funds every two years. Each grant award is limited to \$1,000 dollars. The Historic Review Board may choose to grant additional funds at the end of the fiscal year if there is money remaining in the grant budget.

The grant award would be limited to \$752.50 or 50% of the project cost.

**Property Description (2002):**

This 1-1/2 story vernacular house with Queen Anne detailing has a rectangular plan and sits on a post and beam foundation with vertical channel drop skirting. The cross gable roof is covered with composition shingles and is pierced by a gable roof dormer and a chimney. The house is covered with

channel rustic drop siding with wood shingles on the dormers and gable ends. Windows are primarily 1/1 wood doublehung with lamb's tongues. The shed roof entry porch is supported by narrow columns with decorative brackets and open rail. The original entry door and a window have been boarded over and a new entry door has been created in the front façade, making the siding on that façade uneven and unmatched. A flat roof attached garage is on the south side. A shed roof addition has been added to the rear.

A small rental house, with poor integrity and condition, sits to the rear of the house.

**Statement of Significance:**

In 1905, Joseph D. and Venna Locke purchased this land and proceeded to construct their residence. Mr. Locke was a carpenter who built a number of Bungalow houses in the McLoughlin Neighborhood. Following the couple's transfer of the property in 1933, it had changed hands another three times by 1939. At that time it was sold to Harless R. and Jennie M. Ely, both musicians. The Elys continued to own and occupy this residence until at least 1967.

**Staff Recommends the Following Conditions for Grant Approval:**

1. The applicant shall utilize wood materials (no pressure treated wood may be visible) and ensure that boards measure the same or similar width as the existing boards. The spacing shall be no more than 1/8".
2. Any property receiving a grant must remain locally designated for at least five full years following completion of the project. If the property is removed from designation, the grant must be repaid in full. (note de-designation is evaluated on the merits of the building, not the desire of the property owner to be removed from regulation)
3. Grant recipients are required to display a sign (available from the Community Development Department) identifying the project as having received grant funding. The sign must be picked up from the Community Development Division prior to the work being performed on site and must be up 30 days after the completion of the project. Signs may be pick up at the Community Development Division, 221 Molalla Avenue, Suite 221.
4. **Projects must be completed by August 30, 2018.** Funds are distributed to the owner (not the contractor) upon completion of the project. If you have not completed the project before that date, contact the Planning Division to ensure that your funds can be distributed to you.
5. Grants are considered taxable income and must be reported on your income tax return as required by law.
6. Grants are not awarded for materials already purchased, or for work already in progress or completed.

**Exhibits**

1. Grant Application and materials
2. Historic Resource Inventory Form for 810 JQ Adams St.